

MINUTES
ELIZABETHTOWN REGIONAL SEWER AUTHORITY
July 15, 2014

The Board of the Elizabethtown Regional Sewer Authority (ERSA) met at 7:00 PM in the meeting room of West Donegal Township with the following members present: Keith Murphy, Dan Brill, Dave Sweigart, Ken Shaffer, and Allen Sollenberger. Also present were: Nick Viscome, Byrne Remphrey, and George Alspach. Rick Erb was absent.

The minutes of the June 10, 2014, meeting were approved on a motion by Ken Shaffer and a second by Dan Brill.

Public Comments

Mr. and Mrs. Ken Kreider were present to discuss permits and tapping fees paid for their development of Honeysuckle Court in Mount Joy Township. The Kreiders told the Board that they had to purchase sewer tapping fees for 3 unsold lots at \$4,400 per lot and in a letter of December 6, 2013, requested refunds of their 3 permits. The Board discussed this matter in January, 2014 and denied their request for a refund for 3 lots. Last night the Kreiders submitted a letter from Bruce Hamer, former Mount Joy Township Authority manager, that acknowledged that the Kreiders paid for five (5) lots and that they would not have to pay for tapping fees again. Three of the five lots have been purchased and the builder paid \$2,370 which is the current tapping fee.

The Board dealt with the 3 lots that have recently been sold. The Board decided to give those 3 recently sold lots credit for the tapping fees paid in the past. Therefore, the new builder would get a rebate of the \$2,370 paid for the recent permit and that the builder would not have to pay the tapping fee for the remaining two lots. However, if the 3 lots are not started within 1 year, the owner will have to pay a reservation fee (according to current policy) until the building is started.

The remaining 2 lots, which are not sold, will be discussed at a future meeting.

Unfinished Business

- A. Jack Smith, Dave Heisey, Mark Stanley, and Greg Kile were present to discuss two developer's agreements: one between Timber Villa and Donegal Woods and one between Donegal Woods and ERSA. We have been reviewing these agreements for months. The main discussion point was about how much time does Timber Villa have to buy permits and when does the clock start. The agreement before the Board gives Timber Villa 2 years in which to purchase 30 EDUs from Donegal Woods and an additional 12 months to purchase a reduced amount (16 EDUs). The clock starts at the

time the agreement is signed. It was motioned by Sweigart, seconded by Sollenberger to approve both agreements (Timber Villa/Donegal Woods and Donegal Woods/ERSA) as written and presented. Motion carried.

- B. Todd Smeigh was present to discuss our building bid and a punch list of items that could save money if not done or at the least put off for a time. The Board went through the list and agreed on certain items.

The Board agreed to the following actions:

1. Eliminate tree removal/clearing from the contract	\$ 7,000
2. Review stormwater management infiltration trench	\$20,000
3. Change rock pricing (classified with unit costs)	\$ 8,000
4. Eliminate dumpster enclosure	\$ 4,500
5. Change site lighting/substitute wall pack lights	\$ 3,000
6. Rough in women's shower	\$ 5,000
7. Change from copper to plastic piping	\$ 500

These deductions should save approximately \$48,000.

It was motioned by Sweigart, seconded by Sollenberger to accept the base bid by Agpoint Construction Services of Quarryville of \$1,287,618 with the above changes as a deduction. Motion carried unanimously on a roll call vote.

- C. Nick handed out a chart that showed that our electric usage is higher from last year's expense because we are pumping more in 2014. The year has been wetter than last year plus the electric rates have increased by 7%.

New Business

- A. Ken Shaffer and Nick distributed 2 different types of financial analysis—both aimed at creating a document that forecasts revenues and expenditures in light of our building project and other major capital expenditures. The Board thought that Nick and Ken should continue their forecasting and collaborate on sources of revenue to meet the project demands. The projections will be expanded 5-10 years into the future.
- B. Nick told the Board that he circulated a list around the office for the staff to anticipate furniture needs. Nick felt he would only need \$10,000-\$15,000 worth of furniture in order to use the new building from day one.

- C. Nick asked the Board what they were looking for when developing an agreement for the construction of Stoney Brook Phase 2B (54 lots). It was agreed that a committee comprised of Al Sollenberger, Dave Sweigart, Keith Murphy, Byrne Remphrey, and Nick be established to negotiate with Bob Gruber and Ron Rohrer. Nick will set up a meeting.
- D. Nick discussed the sewer ditch on Campus Road. Nick said that the ditch which we paid to have filled in last year has sunk. The Mount Joy Township roadmaster has requested we dig up this ditch and re-trench or repatch the ditch. The Board authorized Nick to get some prices.

Engineer's Report

- A. Byrne explained the problems Forino Co. was having with DEP concerning the sewer easement crossing the wetlands contained in Phase 2B. Working with Byrne, Forino found another route for the sewer line to avoid the wetlands. This requires a change in previously approved plans and approval from the Board. Following discussion, the Board approved this sewer line change.
- B. Byrne informed the Board that the bridge on Rt. 241 near the Conoy Brethern Church will be replaced and that the Miller Road trunkline sewer will have to be moved. Nick and Byrne will work with the contractor to seek reimbursement for the moving of this line.
- C. Byrne has been contacted by Agrifrost recently who wants to subdivide the building from the remainder of its undeveloped land. To do this, Agrifrost would need 1 EDU for the industrial building. It was motioned by Sollenberger, seconded by Shaffer to grant Agrifrost 1 EDU. Motion carried.

Treasurer's Report

Ken went over the monthly Revenue and Expenditures Compared to Budget report. Ken reported that our revenues exceed our budget by 7% and our expenditures are under budget by 3%. The Treasurer's Report was approved on a motion by Sweigart and a second by Brill. Motion carried.

Ken presented the monthly bills in the amount of \$82,400.68. These bills were approved on a motion by Sollenberger and a second by Sweigart. Motion carried.

The meeting adjourned at 9:45 PM.